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APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PROCEEDINGS OF THE JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE



PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,
ASSISTANT DIRECTOR /Join Director (FAC)

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/0485598/2025

Subject:

HRB-Proposed Additional Government Hospital Building(HACA)-District
Town and country planning Office- Mettupalayam Taluk / Municipality,
Chikkadasampalayam village, Ward No.C, Block No.17, T.S.No.60 with a
total site extent of 18450.00Sq.m - Existing constructed building FSI Area is
7047.04Sq.m and Proposed Additional HRB Block FSI Area is 4401.48Sq.m -
Technical Concurrence issued from Director, Directorate of Town and
Country Planning, Chennai - Technical Clearance Issued- forwarded for
further action - Reg.

Reference:

1. Applicant The Chief Medical Officer, Government Hospital, Coimbatore, Online Application Reference No.SWP/BPA/0485598/2025, Dated:26.03.2025.
2. Assistant Director / Joint Director (i/c) / Member Secretary, District Town and Country Planning Office, Coimbatore, Inspection Report of Online Application No.SWP/BPA/0485598/2025, Dated: 28.03.2025.
3. High Rise Building Panel Meeting held on 22.01.2026(Agenda No.2)
4. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/0485598/2025, Dated:22.06.2026. (Technical concurrence issued vide No. B.P/DTCP No: 440/2026).
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
8. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Chennai PP NOC No.137/2025, Dated: 24.07.2025 (Token No. 302812) and PP NOC No.242/2025, Dated: 01.12.2025 (Token No. 339956).
9. Deputy Director, Geology and Mining Department Roc No.562/Mines/2025, dated 05.06.2025.

10. Revenue Divisional Officer, Coimbatore North Kavundampalayam, Coimbatore D.Dis.No.4811/2025/A4, dated 08.10.2025.
 11. Principal Chief Conservator of Forest (Head of Forest Force), Tamil Nadu Forest Department Letter K.Dis.No.TS2/2668/2025, dated .21.08.2025
 12. The Chief Medical Officer, Government Hospital, Mettupalayam Ir.No.07/P& D/ 2026, 27.7.2026
 13. The Director of fire and rescue Services. Letter Dt.31.07.2026
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ORDER

With reference to the 1st Cited letter, the applicant. The Chief Medical Officer, Government Hospital Building, Coimbatore, has requested for the approval of Proposed additional construction of High Rise Hospital Building at Coimbatore District, Mettupalayam Taluk / Municipality, Chikkadasampalayam village, Ward No.C, Block No.17, T.S.No.60 with a total site extent of 18450.00Sq.m. with a existing constructed building FSI Area is 7047.04Sq.m(Not Consider for Planning Clearance) and Proposed additional FSI Area of HRB Block is 4401.48Sq.m. Total FSI area put together is 11448.52Sq.m

The above High Rise Additional Hospital Building proposal was placed in High Rise Building Panel meeting held on 22.01.2026. The subject was discussed and suggestion of High Rise Building panel were obtained.

The Assistant Director / Joint Director (i/c) / Member Secretary, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Joint Director (i/c) / Member Secretary, District Town and Country Planning Office Coimbatore, recommendation and High Rise Building panel recommendation the applicant request has been accepted and the boundary of the site has been marked as "A to L".

The Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6(4) TNCD&BR-2019 and for the above proposed additional HRB building only and numbered as B.P/DTCP No:440/ 2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the Technical Clearance is issued for the above proposal and numbered as **SWP/BP/DTCPR(C) No.66 /2026.**

2. The area statement for the Proposed additional High Rise Hospital building is as below

Total Area of the Site -18450.00Sq.m (As per TSLR)

Additional High Rise Hospital building area statement in sqm

S.No	Description	FSI Area (Sq.M)	NON-FSI Area (Sq.M)	Total Built Up Area (Sq.M)
1	Ground Floor	802.63	-	802.63
2	First floor	719.77	-	719.77
3	Second floor	719.77	-	719.77
4	Third floor	719.77	-	719.77
5	Fourth Floor	719.77	-	719.77
6	Fifth floor	719.77	-	719.77
7	Terrace Floor	-	248.29	248.29
TOTAL:		4401.48	248.29	4649.77

Proposed FSI Area - 4401.48sq.m

Existing FSI Area - 7047.04sq.m (Not Consider for Planning Clearance)

Total FSI Area - 11448.52sq.m

Building Height - 22.2 m

Special Conditions

1. As per TNCDBR-2019 Rule No.6(i) Government departments are exempted from the payment of scrutiny fee or any other fee or charge.
2. OSR-01 (earmarked as 1 to 4) area 1019.82Sqm, OSR-02 (earmarked as 5 to 8) area 340.49Sqm and OSR-03 (earmarked as 9 to 14) area 487.18Sqm. The Total OSR provided is 1847.49Sqms shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019. As per the rule no. 41(5) of TNCD&BR-2019 Government department shall obtain permission from the local body and may be maintained.
3. As per G.O (Ms) No.167, Housing and Urban Development Department dated 12.09.2022, Sl.No.(III)(iii) an undertaking from the applicant shall be obtained that the space so reserved would be maintained as OSR area and no Structure would be erected

4. As per 12th Applicant Letter Structural Design report and drawing received from the Supertending Engineer PWD, Planning and designs circle , Chepak Chennai , dt.31.10.2025 Building Construction and Maintaince Division Coimbatore.
5. As per 13th cited letter Revised NOC Recived from The Director of fire and rescue Services.
6. Conditions stipulated in the NOC cited in the reference 8th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
7. Conditions stipulated in the NOC cited in the reference 9th issued by Deputy Director, Geology and Mining Department is to be followed scrupulously.
8. Conditions stipulated in the NOC cited in the reference 10th issued by Revenue Divisional Officer, Coimbatore North Kavundampalayam, Coimbatore is to be followed scrupulously.
9. Conditions stipulated in the NOC cited in the reference 11th issued Principal Chief Conservator of Forest (Head of Forest Force), Tamil Nadu Forest Department is to be followed scrupulously.
10. Structural Soundness of the existing buildings not considered for Planning Clearance is to be ensured and it is the responsibility of the PWD Engineers maintain.
11. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.
12. As per the G.O.Ms.No.171, Housing and Urban Development Department UD4(1),dated 30.10.2025 a minimum of ten percent (10%) of car or two wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
13. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the authorized PWD Engineers received.
14. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation

15. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
16. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act.
17. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
18. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicants is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
19. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
20. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

21. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a) Title or ownership of the site or building
- b) Easement Rights
- c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. Solar water heating system to be provided to the additional High Rise Hospital building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and water Supply,
Dated:04.02.2019& 31.01.2020
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

11. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
12. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
13. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl. Building Plan

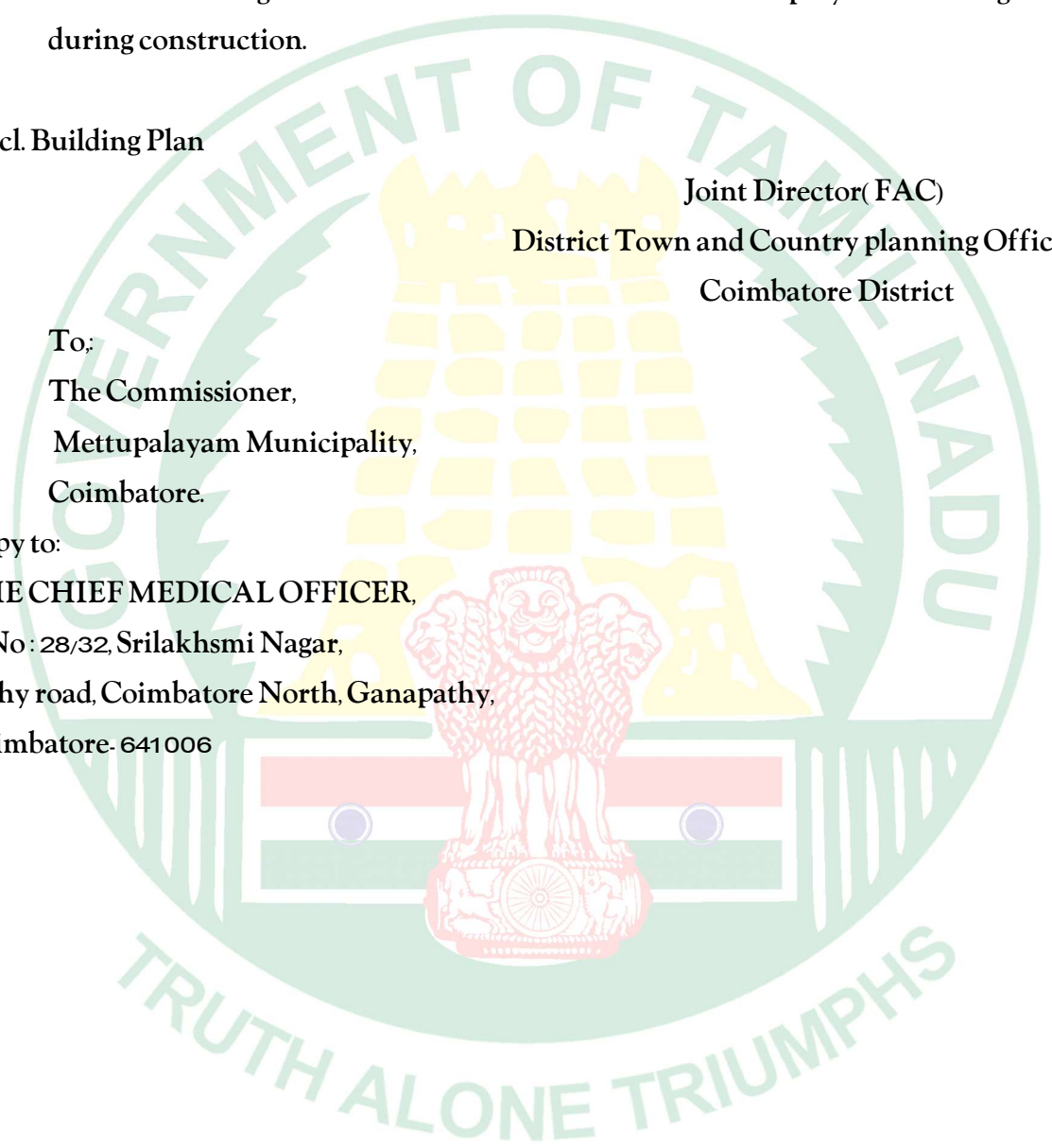
Joint Director(FAC)

District Town and Country planning Office,
Coimbatore District

To:
The Commissioner,
Mettupalayam Municipality,
Coimbatore.

Copy to:

THE CHIEF MEDICAL OFFICER,
D.No : 28/32, Srilakshmi Nagar,
Sathy road, Coimbatore North, Ganapathy,
Coimbatore- 641006



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

